

TO: San Antonio Development Services Department Associates

SUBJECT: INFORMATION BULLETIN 103d

Plan Review Submittal (Interior finish-out Checklist)

DATE: March 9, 2006

This checklist contains the standard information required on submittals for commercial construction projects. For additional information, please contact Development Services Department, 1901 S. Alamo St., San Antonio, Texas 78204, (210) 207-1111.

The following Checklist is furnished for the purpose of expediting the City's review of plans and specifications submitted for building permits issued by Development Services Department (DSD) www.sanantonio.gov/dsd. Use of this Checklist is mandatory. The Checklist is designed to assist you in preparing your project for plan review; mark "REQ" when an item is required and included in your submittal; mark "N/A" when the item is not applicable to your project. Please use the "Location on plans" box to indicate where the required information may be found in the project documents. This will help to expedite review of your submittal. It is required that you mark either the "REQ" or "N/A" box for every item in the Checklist. Every project will not involve every City Department or plan submittal listed. Consider the Checklist to provide direction based upon the type of project submitted for review. Although not a complete list, the checklist represents a fairly comprehensive list of all the items that may be required for approval during the plans review process, prior to permit issuance. The owner, the owner's design professionals and contractors are responsible for compliance with the requirements of the various adopted Codes and Ordinances of the City of San Antonio, Texas.

The design professional shall be an architect or engineer legally registered under the laws of this state regulating architecture and engineering and shall affix their official seal to said drawings, specifications, and accompanying data, for the following:

- 1. All group A (Assembly) Theaters, restaurants, bars, churches, Stadiums, etc.
- 2. All group E (Educational) Day cares, grades 1st 12th, religious educational rooms, etc.
- 3. All group I (Institutional) Care facilities, assisted living facilities, social rehabilitation facilities, etc.
- 4. Buildings and structures three stories or more high.
- 5. Buildings and structures 5,000 square feet or more in area.

GENERAL REQUIREMENTS

REQ C	N/A	0	A complete application for building permit. http://www.sanantonio.gov/dsd/pdf/form_comercialBuildingPermitApplication.pdf
REQ O	N/A	0	An address issued by the City of San Antonio (210-207-6956) www.sanantonio.gov/dsd/sections/gis/index.asp
REQ C	N/A	0	A spreadsheet (City specified format) for multi building applications for one site. Multiple Application Spreadsheet NOTE: Each building being constructed, enlarged, altered, moved, etc. per 2003 IBC section 101.2 must be separately represented on the form and the form must be complete
REQ C	N/A	0	Texas Department of Licensing and Regulation AB# (Architectural/ Barriers No. is required if valuation exceeds \$50,000.00) Architectual Barriers Form www.license.state.tx.us Texas Department of Licensing and Regulation P.O.Box 12157 Austin, Texas 78711 (512) 463-6599
REQ C	N/A	C	Proof of compliance with Special Inspections Guidelines of the City (Requirements of Chapter 17 of the 2003 International Building Code). http://www.sanantonio.gov/dsd/pdf/news_SIinstruct0905.pdf http://www.sanantonio.gov/dsd/pdf/news_SIIist.pdf http://www.sanantonio.gov/dsd/pdf/news_SInoncomply.pdf http://www.sanantonio.gov/dsd/pdf/news_SIRDPiRC.pdf Location on plans:
REQ O	N/A	O	An asbestos survey. Asbestos abatement reports are not acceptable (surveys are required for additions/remodeling to existing buildings). <u>Asbestos Survey Form</u>
REQ O	N/A	O	Alcohol Sales Affidavit/Sexually Oriented Business Affidavit Adult Entertainment Establishment Affidavit Alcohol Affidavit of Fact
REQ O	N/A	O	Two copies of any approved Code Modification Requests (CMR), if design is based on an approved CMR (Refer to section 104.10 and 104.11, 2003 IBC). Also, indication of the approval of any encroachment of the project into the public-right-of-way.
REQ O	N/A	0	Preliminary Plan Review Meeting(s), If Held: Minutes when approved by the City of San Antonio. Meeting minutes shall include AP Number(s), date(s), attendance sheet(s) and City approved meeting minutes.

REQ O	N/A	0	Traffic Impact Analysis (TIA) Worksheet or TIA Study http://www.sanantonio.gov/dsd/pdf/form_trafficImpactAnalysis.pdf
REQ O	N/A	0	Regional Storm Water Management Participation Form (RSWMPF) with original signature Regional Storm Water Management Participation Form
REQ O	N/A	O	Two identical sets of construction documents; i.e., plans, specification books, project manuals, etc. (Refer to Sections 106.1 and 106.1.1 of the 2003 International Building Code).
REQ C	N/A	O	Title Sheet with the Project Title, a Location Map, and a list of applicable codes. Analysis that includes occupancy group(s), proposed occupant load, construction type, proposed fire protection system (fire sprinkler, fire alarm, fire standpipe, gaseous suppressions), etc. Location on plans:
REQ O	N/A	0	Index Sheet of all drawings (with the dated of latest issuance/revision and sealed by Design Professional in Responsible (RDPRC) where required by state law or local ordinance). Location on plans:
REQ O	N/A	\odot	Plan Review Fee http://epay.sanantonio.gov/planfeecalculator/

ARCHITECTURAL

The City of San Antonio is currently reviewing plans under the 2003 International Building Code and the city has adopted amendments to the 2003 International Building Code. Those may be obtained at http://www.sanantonio.gov/dsd/pdf/bldg_2003IBCAmendments.pdf

REQ O	N/A	0	Floor Plan(s) Location on plans:
REQ O	N/A	O	Wall and floor/roof/ceiling sections and details, including UL (or other appropriate agency's) design numbers for all fire rated assemblies. Details necessary to convey compliance with the state energy conservation code (IECC). Location on plans:
REQ O	N/A	0	Exterior elevations Location on plans:
REQ O	N/A	0	Reflected ceiling plan(s) (RCP's) Location on plans:
REQ O	N/A	0	2000 International Energy Conservation Code Building Envelope Compliance. Report using COMcheck software. www.energycodes.gov
REQ O	N/A	O	Clear identification and detailing of all fire rated partitions, barriers and fire walls, with hourly ratings, as defined by the 2003 IBC &UL. Location on plans:

AVIATION

The Aviation Department will conduct a review for projects located inside the Military Airport Overlays (MAOZ-1, MAOZ-2) and other Airport Overlay. The Aviation Department is located at 9800 Airport Boulevard, San Antonio, Texas 78216. For more information contact the Aviation Department at 210-207-351' www.sanantonio.gov/airport

REQ O N/A O Aviation approval form

ELECTRICAL

The City of San Antonio is currently reviewing plans under the 2002 National Electrical Code NFPA 70 and th adopted amendments to the 2002 National Electrical Code NFPA, the 2000 International Energy Conservation Code and the City Code Chapter 10. Those may be obtained at http://www.sanantonio.gov/dsd/pdf/elec_ch100505.pdf (The amendments refer to Sections 10-93 and 10-94). http://www.sanantonio.gov/dsd/pdf/elec_NoticeNec2003.pdf

Location on plans:

REQ O	N/A	0	Panel schedules with circuit amp rating. Location on plans:
REQ C	N/A	\odot	Plan showing equipment and circuits. Indicate wire as copper or aluminum and insulation type. Location on plans:
REQ C	N/A	0	2000 International Energy Conservation Code Lighting Compliance/Calculations. Using the COMcheck software, provide Lighting Compliance Report/Certificate www.energycodes.gov
REQ C	N/A	O	Disconnecting means & equipment servicing outlets for all HVAC & refrigeration equipment shall comply w/chapter 10, sect. 10-93(1)E of the chapter 10 city ordinance and shall be independently mounted.
REQ O	N/A	0	Exterior lighting shall comply with City of San Antonio Ordinance #97568 (Unified Development Code Section 35-396).

ELEVATOR

REQ O	N/A	0	Hoistway: Show hoistway construction and access. Location on plans:
REQ C	N/A	O	Hoistway Ventilation: Show hoistway venting and any equipment, ducts, or wiring located in hoistway. Location on plans:
REQ O	N/A	\odot	Machine Room: Show machine room construction and access, if required. Location on plans:
REQ O	N/A	O	Machine Room Lighting and Ventilation: Show machine room lighting and Ventilation, if required. Location on plans:
REQ O	N/A	0	High-rise Requirements: Show all details related to high-rise requirements. Location on plans:
REQ C	N/A	\odot	Pit Construction: Show pit construction details. Location on plans:
REQ O	N/A	0	Emergency/Security Operation: Provide information on all emergency/security operations. Location on plans:
REQ C	N/A	0	Alternate Material and Methods: If design utilizes approved alternate materials and methods of construction (CMR), list those approved alternates on the plans, and provide copy of approved CMR. Location on plans:
REQ O	N/A	O	Elevator recall functions are required per Section 607.4 of the COSA amendments. If a building is not equipped with a fire alarm system, specific elevator recall functions mus be described on the elevator plans. Location on plans:

FIRE

The City of San Antonio is currently reviewing plans under the 2003 International Fire Code and the adopted amendments to the 2003 International Fire Code. Those may be obtained at http://www.sanantonio.gov/dsd/pdf/bfc 2003InternationalFireCode.pdf N/A O Complete Occupancy Classification Worksheet for warehouses, large storage areas, REQ O manufacturing, hazardous materials storage or use, etc. See COSA's Occupancy Classification Instructions for Warehousing, Manufacturing, and Hazardous Materials. Occupancy Classification Form City approved smoke management and/or fire protection/life safety reports where REQ O N/A 0 required (high rise, atria, smoke protected assembly seating, covered mall buildings, etc REQ O N/A O For medical and dental facilities, a letter from physician or dentist, on letterhead, indicating patient/staff load and medical gas storage types, hazardous material classification, maximum quantities in use and in storage.

FLOODPLAIN

Location on Plans:

Storm Water Engineering Division will conduct a review for projects located inside the floodplain. Floodplain information may be obtained from Public Works Storm Water Engineering Division, 114 W. Commerce, San Antonio, Texas 78201, (210) 207-8052.

www.sanantonio.gov/publicworks/stormwater/stormwaterengineering.asp You will be required to obtain a Floodplain Development Permit before the issuance of a building permit, if any of your project is located inside the floodplain.

REQ O	N/A	0	Floodplain Development Permit (Refer to checklist found in the Unified Development Code (UDC) Appendix F. www.sanantonio.gov/dsd/udc/index.asp
REQ O	N/A	0	Lowest Floor elevation and Certification. (IBC Section 109.3.3 and Section 1612.5) Location on plans:

HEALTH

REQ	0	N/A	0	Finish schedules (floors, walls, ceilings and lighting) Location on plans:
REQ	O	N/A	\odot	Utensil Washing Sink:All food establishments in which food is prepared (including coffee or beverages) or in which multi-service kitchen utensils are used shall have a minimum three-compartment sink with two integral drainboards, on each side. The sink compartments and drainboards shall be large enough to accommodate the largest utensi used. Location on plans:
REQ	0	N/A	0	Liquor service or tavern sinks: A separate handsink is required. An approved glass washing machine with a rinse sink may be substitute for the compartment sink. Location on plans:
REQ	C	N/A	O	Dishwashing Machines: All automatic dish machines shall be installed and operated in accordance with code. All spray type dish machines, which are designed, fo a hot water sanitizing rinse shall be provided with a booster heater, or be connected to a approved recirculation water system which is capable of maintaining the rinse water at not less than 180° F. Location on plans:
REQ	0	N/A	0	Lavatories and Handwashing sinks: Handwashing facilities shall be provided within or adjacent to toilet rooms and shall be equipped with an adequate supply of hot and cold running water delivered under pressure through a mixing valve. An adequate number of handwashing cleanser and single-use sanitary towels, or hot-air blowers, shall be provided in wall-mounted dispensers at all handwashing facilities. Handwashing facilities shall be provided within each food preparation area, waitress station, and warewashing areas. Location on plans:
REQ	0	N/A	0	Janitorial Sink (Mop Sink): A room, area, or cabinet shall be provided for the storage of cleaning equipment and supplies, such as mops, buckets, brooms, cleaners and waxes and shall be equipped with at least one of the following, to be used for general cleaning purposes and for the disposal of mop bucket wastes and other liquid wastes: 1. A one-compartment, non-porous janitorial sink/mop sink (stainless steel, porcelain or fiberglass), or 2. A slab, basin, or floor constructed of concrete or equivalent material, cubed and sloped to a drain. Such facilities shall be connected to approved sewerage, ar provided with hot and cold running water, and protected with a backflow device. Location on plans:
REQ	0	N/A	O	Compliance with the smoking ordinance. www.sanantonio.gov/health/hottopics/smoking.asp

Dumpster Enclosure: If an enclosure for trash cans and /or dumpster is to be utilized as a cleaning facility, it must be provided with hot and cold water. It must be curbed and sloped to drain into a sanitary sewer through a grease trap. Location on plans:

MECHANICAL

The City of San Antonio is currently reviewing plans under the 2003 Uniform Mechanical Code and the adopted amendments to the 2003 Uniform Mechanical Code. Those may be obtained at http://www.sanantonio.gov/dsd/pdf/mech_2003UMCAmendments.pdf

REQ O	N/A	O	HVAC equipment and schedules: Show locations, type, capacity, energy efficiency, and weight/support of all heating, ventilation and air conditioning (HVAC) equipment. Location on plans:
REQ O	N/A	0	Rated Enclosures: Show or specify wall construction and opening protection where rate enclosures are required (heaters, boilers, etc., over 400,000 BTU; air conditioners over 100 HP, etc.). Location on plans:
REQ O	N/A	O	Special Equipment: Show special equipment such as kitchen hoods, garage ventilation, paint booth exhaust, automatic fire suppression, etc. Location on plans:
REQ O	N/A	O	Fire or Smoke Control: Define in specifications or on plans special use of equipment in conjunction with fire or smoke control. Location on plans:
REQ O	N/A	O	Penetrations of Rated Assemblies: Show method of opening protection and note referenced listing or refer to drawings containing same information. Location on plans:
REQ O	N/A	0	Special Requirement: Show appurtenances and required details such as flue vent type and size, expansion tanks, blow down systems, protection devices, means for combustion air and special use equipment. Location on plans:
REQ O	N/A	0	Air Distribution System: Show all duct runs, fire/smoke dampers where applicable, sheemetal gauge thickness for medium and high velocity systems, type and class of non-metallic duct, etc. Location on plans:
REQ O	N/A	0	2000 International Energy Conservation Code Compliance/Calculations for Mechanical/Plumbing Equipment. Using the COMcheck software,provide Mechanical Reports/Certificate www.energycodes.gov Location on plans:
REQ O	N/A	O	Water Conservation Ordinance (100322) www.saws.org and Water Conservation Odinance Contact: Karen Guz or Dana Nichols at 210-233-3671

PLANNING

The Planning Department will conduct a review for projects that are located in any of the overlay districts listed below. The Planning Department is located on the Second Floor at DBSC, 1901 S. Alamo, San Antonio, Texas 78204. For more information contact the Planning Department at 210-207-7873. www.sanantonio.gov/planning

To determine your zoning designation, refer to this web page: http://maps.sanantonio.gov/website/Zoning/viewer.asp

Overlay Districts: Contact:

Historic Districts (H, HE, HS) Brian Chandler, Kay Hindes or Larry Gutierrez River Improvement Overlay Districts (RIO-1, RIO-2, RIO-3, RIO-4, RIO-5, RIO-6) Viewshed Protection (VP-1)

Neighborhood Conservation Districts Chris Garcia, Agdel Rivera or Christine Vina (NCD-1, NCD-2, NCD-3, NCD-4, NCD-5)

Corridor Districts (GC-1, GC-2, IH-1) Joe G. Mendoza, Zenon (Zeke) Solis or Christine Vina

REQ O N/A O All projects must receive a Certificate of Compliance before a building permit is issued.

PLUMBING

The City of San Antonio is currently reviewing plans under the 2003 Uniform Plumbing Code and the adopted amendments to the 2003 Uniform Plumbing Code. Those may be obtained at http://www.sanantonio.gov/dsd/pdf/plumb_2003UPCAmendments.pdf Location on Plans:

REQ (3	N/A	0	Plumbing Fixtures: Show fixture numbers and locations and provide basis for number o fixtures. Include water closets, urinals, lavatories and drinking fountains. Location on plans:
REQ (0	N/A	O	Plumbing Riser and/or Isometric: Provide diagram of installation for waste, vent, and water piping for multiple fixture installations. Location on plans:
REQ (0	N/A	O	Building Utilities: Show the sanitary building sewer, storm sewer system, water service, gas service and all connections to the public utilities. Location on plans:
REQ (O	N/A	0	Materials: Indicate all piping materials. Location on plans:
REQ (\odot	N/A	O	Water System: Provide known water pressure and supply pipe sizes and calculations of water system, water heater data, and hot water system and accessories (expansion tank, vacuum relief, safety devices, etc.), backflow prevention requirements, pressure reducin valves, etc. Location on plans:
REQ (3	N/A	O	Venting System: Show pipe sizes, size of vent through the roof and connection to building drains. Location on plans:
REQ (0	N/A	O	Special Requirements: Show all required appurtenances, such as grease interceptors, sump pumps, sewage ejectors, sample ports, backflow preventers, backflow valves, and special fixtures. Provide appropriate calculations.
REQ (0	N/A	0	Gas Piping System Diagram: Provide schematic diagram of gas piping system Including system operating pressure. Developed lengths, gas outlets with stated demand in CFH. Location on plans:
REQ (\odot	N/A	0	Water Conservation Ordinance (100322) www.saws.org and Water Conservation Odinance Contact: Karen Guz or Dana Nichols at 210-233-3671

SAN ANTONIO WATER SYSTEM (SAWS)

The San Antonio Water System will conduct a review for projects located inside the Edwards Recharge Zone (ERZD). Contact SAWS at 210-233-3519 for more information. www.saws.org and www.tceq.state.tx.us

REQ O N/A O Water Conservation Ordinance (100322) www.saws.org and Water Conservation Odinance

Contact: Karen Guz or Dana Nichols at 210-233-3671

SITE PLAN

REQ O	N/A	O	Legal description of the property (matching latest recorded plat representation of the land). Location on plans:
REQ O	N/A	0	Address (city issued) Location on plans:
REQ O	N/A	O	North arrow indicated on plan Location on plans:
REQ O	N/A	0	Bearings of all property lines. Location on plans:
REQ O	N/A	O	Location of all recorded easement(s) on the property. Location on plans:
REQ O	N/A	O	Location of the public right-of-way adjacent to the property. Location on plans:
REQ O	N/A	0	Dimensions for all existing and proposed sidewalks, driveways, approaches, paved area retaining walls, streets, curbs, and gutters; (Refer to July 2005 UDC, Section 35-506(d) (9) Substandard Existing Streets). www.sanantonio.gov/dsd/udc/index.asp Location on plans:
REQ O	N/A	O	Fence details (include complete description of materials, location and appearance); (Refer to July 2005 UDC, Section 35-514). www.sanantonio.gov/dsd/udc/index.asp Location on plans:
REQ O	N/A	C	Layout and design of the parking areas, including spaces for the disabled. Refer to Traffic/SW Summary Table (Web Link) http://www.license.state.tx.us/ab/tas/abtas4a.htm Location on plans:
the absen	ce of t	he RD	om the owner's Registered Design Professional in Responsible Charge (RDPiRC), or, in PPiRC, the designated alternate from the same company or the project owner; and that I ached submittal documents for compatibility with design of the project.
Certified	by:		Date:
Print Nan	ne:		Telephone #:

Company:				
1 2 -				